

Agenda

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East Area Planning Committee

Date: **Wednesday 5 June 2013**

Time: **6.00 pm**

Place: **The Old Library, Town Hall**

For any further information please contact:

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East Area Planning Committee

Membership

Councillor Mohammed Altaf-Khan	Headington Hill and Northway;
Councillor Mary Clarkson	Marston;
Councillor Van Coulter	Barton and Sandhills;
Councillor Steven Curran	Northfield Brook;
Councillor Roy Darke	Headington Hill and Northway;
Councillor Sam Hollick	Holywell;
Councillor Ben Lloyd-Shogbesan	Lye Valley;
Councillor Michele Paule	Rose Hill and Iffley;
Councillor David Rundle	Headington;

HOW TO OBTAIN AGENDA

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A copy of the agenda may be:-

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AGENDA

Pages

1 ELECTION OF CHAIR FOR THE COUNCIL YEAR 2013/14

The East Area Planning Committee elects Councillor to be the Chair for the Council year 2013/14.

2 ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2013/14

The East Area Planning Committee elects Councillor to be the Vice Chair for the Council year 2013/14.

3 START TIME OF MEETINGS

The Council and Committee programme for the Council years 2013/14 and 2014/15 was agreed by Council on 22 April 2013. The start time for the East Area Planning Committee has been assumed as 6pm.

The Committee confirms the start time of its meetings for the remainder of the Council year 2013/14 will be 6pm.

4 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

5 DECLARATIONS OF INTEREST

6 FORMER COMMUNITY CENTRE, WESTLANDS DRIVE: 12/03281/FUL

1 - 18

The Head of City Development has submitted a report which details a planning application to demolish the existing building. Erect 21 flats (14 x 1-bed, 7 x 2-bed) on 3 floors, together with 21 car parking spaces, 56 cycle spaces and landscaping. (Removal of stair core to mansion block, revised landscaping and provision of foul water drainage system including on-site storage flow control device)

Officer recommendation: That the Committee GRANT planning permission subject to conditions, but defer the issuing of the decision notice until the satisfactory completion of the associated Section 106 legal agreement. and delegate the issuing of the decision notice to the Head of City Development.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Boundary details before commencement
- 5 Landscape plan required
- 6 Landscape carry out after completion

7	No felling lopping cutting
8	Tree Protection Plan (TPP) 1
9	Arboricultural Method Statement (AMS) 1
10	Landscape management plan
11	Service Plan
12	Site Arrangements
13	Contaminated land
14	Drainage works
15	Construction Travel Plan
16	Cycle parking details required
17	Car parking
18	Vision splays
19	External lighting
20	Bin stores
21	Sustainability design/construction
22	Public art
23	Details of foul drainage tank
24	Exclusion of site from CPZ
25	Sustainable drainage

Legal Agreements

A total of £395,000 Section 106 contributions over the 3 application sites [Northway Centre/Dora Carr Close, Westlands Drive and Barns Road] (which includes admin fees for city and county) will be secured as follows:

- £250,000 towards primary and secondary education
- £100,000 towards highways, £37,500 of which will be safeguarded for a possible CPZ in the Bares Road area, otherwise to be used on other highways infrastructure such as cycle city
- £45,000 towards a variety of City section106 matters, e.g. indoor and outdoor sport facilities, allotments and play areas.

A number of other matters would need to be secured by Section 106 legal agreement including the following:

- Arrangement for temporary changes to the Traffic Regulation Order in the Barns Road area (£3,600 to be paid to the County Council to cover the cost of this);
- £3000 to be paid to the County Council to cover the cost of a number of parking/traffic surveys on roads in the vicinity of the Barns Road site;
- Developer to make arrangements for and meet the costs of the provision of the replacement bus shelter along Barns Road, which must be to Oxfordshire County Council's standards and specifications;
- Provision of a car club at the Barns Road site with all occupiers eligible for free membership of the car club scheme for a minimum of 12 months funded by the developer;
- Arrangements with the county council for the provision of the landscaping scheme on either side of Barns Road to mitigate the loss of existing on-site trees, the full costs of which to be met by the developer; and if it is not possible to provide such a scheme to make arrangements with the county council and fund the provision of a similar landscaping scheme on the public highway elsewhere in the local area;

- All marketing information for the flats to clearly specify that no car parking is provided and that occupiers are expected not to own or keep a car at or close to the Barns Road site;
- Provision of and long-term maintenance of biodiversity measures including newt pond at Dora Carr Close.

7 NORTHWAY CENTRE, MALTFIELD ROAD: 12/03280/FUL

19 - 38

The Head of City Development has submitted a report which details a planning application to demolish the existing buildings. Erection of 47 residential units (9 x 1-bed, 14 x 2-bed, 15 x 3-bed, 4 x 4-bed, 5 x live/work units) plus community centre in 5 blocks on 2, 3 and 4 levels. Provision of 78 car parking spaces, 102 cycle parking spaces and landscaping. Relocation of hard play court, provision of newt pond, wetland habitat, Aunt Sally court, outdoor seating for the social club and playing field terrace. (Amended plans) (Amended description)

Officer recommendation: That the Committee GRANT planning permission subject to conditions, but defer the issuing of the decision notice until the satisfactory completion of the associated Section 106 legal agreement. and delegate the issuing of the decision notice to the Head of City Development.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Design - no additions to dwelling
- 4 Samples
- 5 Boundary details before commencement
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Landscape hard surface design - tree roots
- 9 Landscape underground services - tree roots
- 10 Tree Protection Plan (TPP) 1
- 11 Arboricultural Method Statement (AMS) 1
- 12 Drainage works
- 13 Contaminated land
- 14 Construction Travel Plan
- 15 Travel Plan
- 16 Car parking
- 17 Cycle parking details required
- 18 Vision splays
- 19 External lighting
- 20 Landscape Management Plan
- 21 Relocate hard play court
- 22 Bin stores
- 23 Newt Strategy
- 24 Sustainable construction/design
- 25 Public Art
- 26 Sustainable drainage
- 27 Obscure glaze side windows [terrace C]
- 28 Details of bund to wetland habitat
- 29 Details of foul drainage storage tank

Legal Agreements

A total of £395,000 Section 106 contributions over the 3 application sites [Northway Centre/Dora Carr Close, Westlands Drive and Barns Road] (which includes admin fees for city and county) will be secured as follows:

- £250,000 towards primary and secondary education
- £100,000 towards highways, £37,500 of which will be safeguarded for a possible CPZ in the Bares Road area, otherwise to be used on other highways infrastructure such as cycle city
- £45,000 towards a variety of City section106 matters, e.g. indoor and outdoor sport facilities, allotments and play areas.

A number of other matters would need to be secured by Section 106 legal agreement including the following:

- Arrangement for temporary changes to the Traffic Regulation Order in the Barns Road area (£3,600 to be paid to the County Council to cover the cost of this);
- £3000 to be paid to the County Council to cover the cost of a number of parking/traffic surveys on roads in the vicinity of the Barns Road site;
- Developer to make arrangements for and meet the costs of the provision of the replacement bus shelter along Barns Road, which must be to Oxfordshire County Council's standards and specifications;
- Provision of a car club at the Barns Road site with all occupiers eligible for free membership of the car club scheme for a minimum of 12 months funded by the developer;
- Arrangements with the county council for the provision of the landscaping scheme on either side of Barns Road to mitigate the loss of existing on-site trees, the full costs of which to be met by the developer; and if it is not possible to provide such a scheme to make arrangements with the county council and fund the provision of a similar landscaping scheme on the public highway elsewhere in the local area;
- All marketing information for the flats to clearly specify that no car parking is provided and that occupiers are expected not to own or keep a car at or close to the Barns Road site;
- Provision of and long-term maintenance of biodiversity measures including newt pond at Dora Carr Close.

8 FORMER COWLEY COMMUNITY CENTRE, BARNs ROAD: 12/03278/FUL

39 - 66

The Head of City Development has submitted a report which details a planning application to erect a 4 storey building comprising community room, retailing and workshop floor space on ground floor and 40 residential flats (18 x 1 bed, 22 x 2 bed) on upper floors. Provision of 5 car parking spaces, 100 cycle parking spaces, bin stores and ancillary works MP

Officer recommendation: That the Committee GRANT planning permission subject to conditions, but defer the issuing of the decision notice until the satisfactory completion of the associated Section 106 legal agreement. and delegate the issuing of the decision notice to the Head of City Development.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples Materials
- 4 Archaeology – mitigation
- 5 Suspected contamination – Phased risk assessment
- 6 Variation of road traffic order - Car Club Spaces
- 7 Car and cycle parking to be laid out prior to use of building in accordance with details to be agreed in writing by the Council beforehand
- 8 Bin storage facilities
- 9 Wheelchair accessible spaces allocated and retained
- 10 No development to commence until signage erected on Knolles Road and in application site dissuading parking by residents and visitors
- 11 Real time pedestrian information points to be installed in all flats
- 12 Drainage details required
- 13 Balcony details required
- 14 Pedestrian link required at all times between Barns Road and Knolles Road
- 15 Landscape plan required
- 16 Landscape carry out by completion
- 17 SuDS Compliant Hard surfacing
- 18 Details of boundary treatment required
- 19 Details of layout of community centre required prior to commencement
- 20 Construction Traffic Management Plan required prior to commencement
- 21 Travel Plan required
- 22 Environmental Management Plan required prior to work commencing
- 23 Public Art - Scheme Details & timetable
- 24 Details of sound proofing of workshop
- 25 Vision Splays required
- 26 Compensatory landscaping along Barns Road to be agreed with Council and Highway Authority prior to commencement of development
- 27 Wheel Washing Facilities to be agreed to prevent mud on highway
- 28 To be undertaken in accordance with the Natural Resource Impact Analysis document
- 29 Furniture construction, repair, treatment, demolition to take place only within sound attenuated building
- 30 Personal permission for use of retail/workshop restricted to Emmaus only
- 31 Details of cycle parking required prior to commencement of development
- 32 No development to take place until a replacement freestanding bus shelter on Barns Road has been erected to the County Council's standards and specifications
- 33 Prior to first occupation of the development the existing dropped kerbs allowing vehicular access to the site from Barns Road shall be reinstated to the County Council's standards and specifications

Legal Agreements

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- £45,000 towards a variety of City section106 matters, e.g. indoor and outdoor sport facilities, allotments and play areas.

A number of other matters would need to be secured by Section 106 legal agreement including the following:

- Arrangement for temporary changes to the Traffic Regulation Order in the Barns Road area (£3,600 to be paid to the County Council to cover the cost of this);
- £3000 to be paid to the County Council to cover the cost of a number of parking/traffic surveys on roads in the vicinity of the Barns Road site;
- Developer to make arrangements for and meet the costs of the provision of the replacement bus shelter along Barns Road, which must be to Oxfordshire County Council's standards and specifications;
- Provision of a car club at the Barns Road site with all occupiers eligible for free membership of the car club scheme for a minimum of 12 months funded by the developer;
- Arrangements with the county council for the provision of the landscaping scheme on either side of Barns Road to mitigate the loss of existing on-site trees, the full costs of which to be met by the developer; and if it is not possible to provide such a scheme to make arrangements with the county council and fund the provision of a similar landscaping scheme on the public highway elsewhere in the local area;
- All marketing information for the flats to clearly specify that no car parking is provided and that occupiers are expected not to own or keep a car at or close to the Barns Road site;
- Provision of and long-term maintenance of biodiversity measures including newt pond at Dora Carr Close.

9 PLANNING APPEALS

67 - 70

To receive information on planning appeals received and determined during April 2013

The Committee is asked to note this information.

10 MINUTES

71 - 74

Minutes from 13 May 2013

Recommendation: That the minutes of the meeting held on 13 May 2013 be APPROVED as a true and accurate record.

11 FORTHCOMING APPLICATIONS

The following items are listed for information. They are not for discussion at this meeting.

12/01106/FUL – Cotuit Hall, Pullens Lane - Erection of 3 new buildings on 3 floors plus basement to provide teaching, residential and ancillary accommodation, together with underground common room to frontage. Refurbishment of existing Marcus and Brewer buildings, including alteration to existing elevations. Provision of new pedestrian footpath from Pullens Lane.

12/01107/CAC – Cotuit Hall, Pullens Lane - Demolition of existing upper and middle blocks of accommodation.

12/02848/OUT - Land North Of Littlemore Healthcare Trust, Sandford Road - Outline application (fixing access) for up to 140 residential units together with 258 car parking spaces, 356 cycle parking spaces, landscaping and open space.

13/00302/FUL – Oxford Stadium, Sandy Lane - Demolition of existing structures. Erection of 220 x residential units (37 x 1 bed flats, 43 x 2 bed flats, 24 x 2 bed houses, 90 x 3 bed houses, 26 x 4 bed houses) (use class C3 - single family dwellings), new site accesses, parking, landscaping, public open space and ancillary works.

13/00739/FUL and 13/00740/CAC – Lawn Upton House, Sandford Road, Littlemore - Erection of 24 residential units consisting of 5 x 1-bed, 9 x 2-bed and 10 x 3-bed flats. Provision of 34 car parking spaces, 58 cycle parking spaces and landscaping and demolition of existing buildings.

13/00631/FUL – Cricket Ground Barton Road, Erection of 30 residential units (8 x 4 bed houses, 17 x 3 bed houses, 2 x 2 bed flats and 3 x 1 bed flats) together with access road, 51 car parking spaces, 60 cycle spaces, public open space and landscaping

12/03234/FUL and 12/03223/FUL 6 -7 Collinwood Close – Erection of single storey garages

13/01116/FUL – Building to the rear of 44 Downside Road - Change of use of building from Business (Class B1) to 1 bed dwelling house (Class C3)

12 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Thursday 13 June 2013

Wednesday 3 July 2013 (and Thursday 11 July if necessary)

Wednesday 7 August 2013 (and Thursday 15 August if necessary)

DECLARING INTERESTS

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners..

CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
 - (a) the Planning Officer will introduce it with a short presentation;
 - (b) any objectors may speak for up to 5 minutes in total;
 - (c) any supporters may speak for up to 5 minutes in total;

(Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

 - (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and
 - (e) voting members will debate and determine the application.
4. Members of the public wishing to speak must send an e-mail to planningcommittee@oxford.gov.uk before 10.00 am on the day of the meeting giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application (or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting)
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting,
6. Members should not:-
 - (a) rely on considerations which are not material planning considerations in law;
 - (b) question the personal integrity or professionalism of officers in public;
 - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; and
 - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.